

Draft of 01/06/2014

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Workshop
Monday, December 02, 2013
6:30PM

Officials Present:

Deb Love, Chair

George Thorpe, Vice Chairman (by telephone end of meeting)

Keith Klaver, Supervisor

Judy Lizza, Manager

Hugh Donaghue, Solicitor

Mike Schneider, Engineer

Matt DiFilippo, Secretary

Call to Order

Chair Love called the meeting to order at 6:36PM.

Approval of Minutes

Upon motion and second (Klaver/ Love) the Board approved the Workshop minutes of November 6, 2013.

Eric Gartner, Harvey Lane, expressed his concern about the proposed development of Hovnanian Homes specifically stormwater management.

Frank Murphy, Marshall Road, asked for clarification of a few items listed on the Workshop agenda specifically the proposed text amendment to the zoning ordinance, reaffirmation of Resolution 2004 – 10, the gun range application for 1201 Smithbridge Road and whether or not that was a residential district and the meeting calendar for next year. Solicitor Donaghue and Manager Lizza both responded.

Legal: Springhill Farms Wastewater Treatment Plant (SFWWTP)

Solicitor Donaghue introduced the topic and explained the procedures for SFWWTP to convey sewage to Township of Concord. Chair Love reported that residents of Springhill Farms received a letter. Supervisor Klaver suggested a meeting be set up.

Marc Altman, Sewer Authority Chairman, Spring Lane resident, reported on the topic that an application was submitted to the Department of Environmental Protection by SFWWTP. There was discussion that the decommissioning process of the plant could take up to a year.

Legal: YMCA Support Response

There was discussion about responding to the support the YMCA received after denying their application for land development. Supervisor Klaver stated that several of the expressions of support were from individuals who were not residents of the Township and questioned the need to respond whereas Supervisor Love expressed the need to respond. Solicitor Donaghue informed the Board that a response was not necessary. Chair Love deferred this item to the end of the meeting so that Vice Chairman Thorpe could express his opinion via telephone.

Legal: K. Hovnanian Request for Text Amendment, Brandywine Drive

Solicitor Donaghue introduced the topic and reported receiving a petition from K. Hovnanian Townhomes' Solicitor, John Jaros, to amend the text at Brandywine Drive from PBC to RM to allow townhomes. It was decided that the petition will be heard in January 2014.

Legal: Assisted Living Facility Zoning Change Request: 1770 – 1778 Wilmington Pike

Ed Morris, presented his case for a zoning change to the Business District to accommodate his plans to construct an Assisted Living Facility at 1770 – 1778 Wilmington Pike, the old “C-Harry-Before-You-Buy” site, currently zoned Business and not allowing Assisted Living Facilities. He made comparisons to other regional sites he's developed; furthermore, it was also confirmed that Chadds Ford Township allows the development assisted living facilities in its Light Industrial Districts. Details were discussed and a sketch plan was shown. Solicitor Donaghue clarified that Mr. Morris is under contract with owner of property and is looking for indication whether or not the Board would have this amendment proposal reviewed. Chair Love confirmed the item will be on agenda for Wednesday's meeting.

Legal: Glen Eagle Square, “Not Your Average Joe's” Liquor License Application

Solicitor Donaghue reported that “Not Your Average Joe's” is planning on taking over the old Outback Steakhouse location at Glen Eagle Square, and that “Not Your Average Joe's” has made application to purchase the liquor license that was held by the Olive Branch that used to be at 1421 Wilmington Pike.

Legal: Olde Ridge Village, Re-Affirmation of Resolution 2004 – 10

Solicitor Donaghue reported that the recorded plans for Olde Ridge Village called for 5 different pad sites, but the project halted in 2008 because of the real estate market crash. He continued that there is no need to act and that the development owner, Dominic Pileggi, should be contacted to inform him about the state's extension until July 2014 regarding permits from 2008. Solicitor Donaghue will draft a letter to Mr. Pileggi, and announced that he had a relationship with Mr. Pileggi, because Mr. Pileggi is a Supervisor in neighboring Concord Township, but that it was not a conflict of interest.

Legal: 1201 Smithbridge Road Proposal for a Gun Range

Mr. Brad Bernstein, 1201 Smithbridge Road, applied for a permit to construct a gun range in his

backyard. Solicitor Donaghue reported the ordinance and procedures for such an application, and suggested a hearing be set and let the application take its natural course.

Engineering: 29 Ringfield Road Lot Line Change

Engineer Schneider reported on the lot line change application for 29 Ringfield Road and that a resolution will be up for adoption by the Board at the regular Supervisors' meeting.

Engineering: Automatic Red Light Enforcement Grant

Engineer Schneider reported on the approved permit plan for the flood warning signal at Ring Road to be funded by the ARLE grant and that a resolution will be up for adoption by the Board at the regular Supervisors' meeting.

Administration: 2014 Budget

Manager Lizza reported on the budget for 2014. Supervisor Klaver clarified some points, specifically the surplus carryover.

Administration: 2014 Calendar, Resolutions, Re-Organization, Eagle Scout & Veterans Group

The 2014 Meeting calendar, 2014 Resolutions, Re-Organization meeting, Eagle Scout award and Veterans Group were all moved to the regular Supervisors' agenda.

Administration: YMCA Support Responses (George Thorpe by telephone)

The responses received by the Township in support of the YMCA were discussed. Vice Chairman Thorpe expressed no need to respond because the facts were predicated from a letter from the YMCA to its supporters and not accurate and therefore if the Township were to respond it could lead to more criticism and it's difficult to guess how people would react. Chair Love suggested that if more residents inquire about the YMCA then refer them to the approved meeting minutes. Solicitor Donaghue clarified the procedure of referring supporting inquiries to the approved meeting minutes.

Adjournment

Chair Love adjourned the meeting at 7:37PM.

Respectfully Submitted,

Matt DiFilippo, Secretary